



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

November 13, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Dedicated State-owned Land
Atlanta Management Unit – Montmorency County
Land Transaction Case #20060037

Sale: 2.78 acres, more or less.

Description Montmorency County, Loud Township, T29N, R03E, Section 27:

Existing Cemetery Parcel – beginning at the Southeast corner of said Section 27, thence S 89° 37' 25" W along the South Section line of said Section 27 198.00 feet; thence N 00° 32' 48" W 561.00 feet parallel to the East Section line of said Section 27 to the East Section line of said Section 27; thence S 00° 32' 48" E 561.00 feet along said East Section line of said Section 27 to the Southeast Section corner of said Section 27 and the Point of Beginning, containing 2.55 acres more or less.

Additional Parcel – commencing at the Southeast corner of said Section 27, thence N 00° 32' 48" W along the East Section line of said Section 27 561.00 feet to the Point of Beginning; thence S 89° 37' 25" W parallel to the South Section line of said Section 27 198.00 feet; thence N 00° 32' 48" W 50.00 feet parallel to the East Section line of said Section 27; thence N 89° 37' 25" E 198.00 feet parallel to the South Section line of said Section 27 to the East Section line of said Section 27; thence S 00° 32' 48" E along the East Section line of said Section 27 50.00 feet to the Point of Beginning, containing 0.23 of an acre more or less.

Purchasers: Loud Township, a Michigan Municipality, Atlanta, Michigan

Sale Price: \$1,000.00 (minimum transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

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Notice: This item will appear on the Department of Natural Resources' (Department) November 26, 2007 Calendar and is eligible for approval on December 3, 2007. The transaction was also posted in local newspapers as required by legislation.

Comments: The desired parcel is in the Atlanta Management Unit, Montmorency County, approximately nine miles southeast of the Village of Atlanta.

In 1923, Loud Township acquired the 2.55-acre Loud Township Cemetery parcel. Due to an error in the Township's tax rolls, this property was erroneously combined with an adjacent property. The owner of the adjacent property failed to pay their property taxes, resulting in both properties tax reverting to the State in 1939. Therefore, the Township and the Department have competing claims to the 2.55-acre property. In addition, the Township desires to purchase from the Department an additional 50-foot by 198-foot (0.23-acre) parcel located adjacent to the north side of the Loud Township Cemetery to facilitate a minor expansion of the cemetery. In order to resolve this discrepancy and permit the expansion, the Township and Department staff agree that this property should be conveyed to the Township.

The proposed transaction was reviewed by Department staff, and the sale was approved by the Land Exchange Review Committee (LERC) on June 22, 2006. The LERC recommends that the Department convey the properties to the Township at the Department's minimum transaction fee. This will resolve the title discrepancy and permit the expansion of the cemetery.

The Mineral and Land Management Section of the Forest, Mineral and Fire Management Division has reviewed this transaction and determined that it is appropriate for the Department to retain mineral rights relative to this parcel.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

Recommendations: (1) That the sale be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities and mineral rights.

(2) That the proceeds from the sale be deposited into the LEFF.

David E. Freed, Chief
Land and Facilities

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Douglas A. Reeves, Acting Chief
Wildlife

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

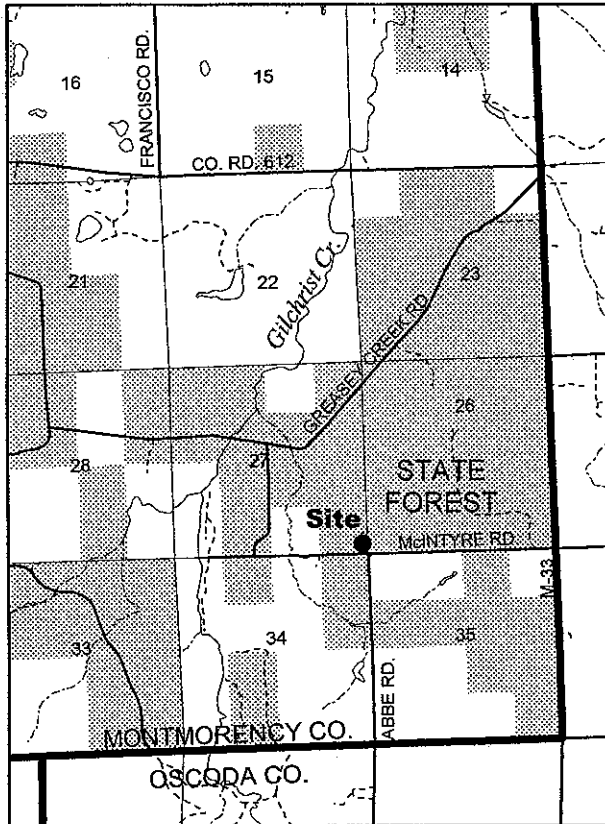
Rebecca A. Humphries
Director

Date Approved

SALE OF DEDICATED STATE-OWNED LAND

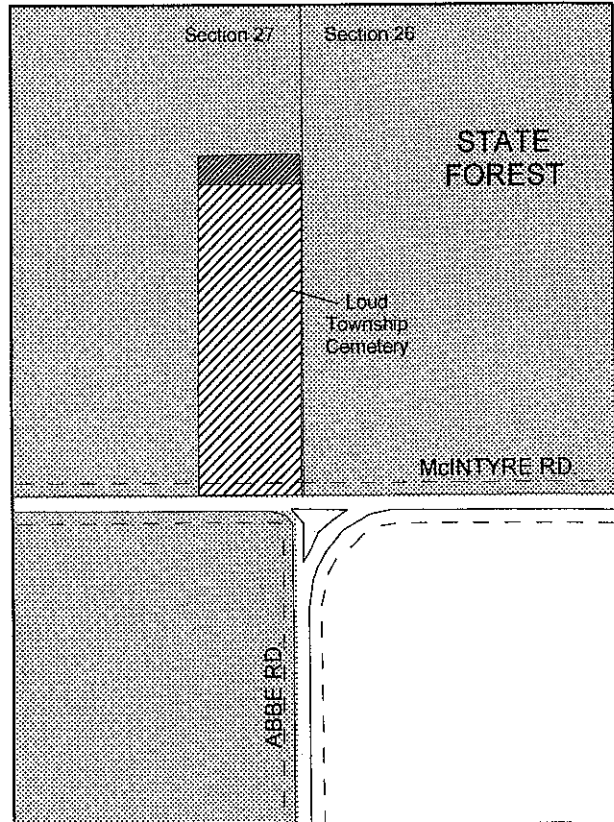
Atlanta Management Unit - Montmorency County

Land Transaction Case #20060037



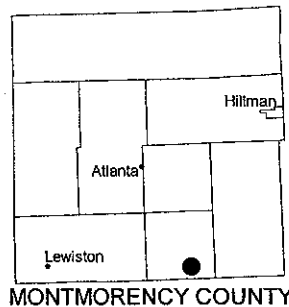
Regional Location

- State Forest Boundary
- State Land



Section 27, T29N, R03E, Loud Township

- Road Right-of-Way
 - State Land
 - Private Land
 - Existing Cemetery (2.55 acres)
 - Additional Parcel to be Sold (0.23 acre)
- (Total State Land to be Sold, 2.78 acres - \$1,000.00)



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